

Fees a tenant may be liable to pay on application to rent a property through Feather Smailes Scales and during a tenancy

BEFORE THE TENANCY STARTS

TENANCY SET UP FEES No charge

*** PART SECURITY HOLDING DEPOSIT** payable on application to secure property, subject to contract and references

Rental up to £549 - £100.

Rental between £550 and £699 - £125.

Rental between £700 and £999 - £150.

Rental between £1000 and £1999 - £225.

Rental over £2,000 - £400.

GUARANTOR REFERENCE No charge

DURING THE TENANCY

LOSS OF KEY OR SECURITY DEVICE Cost of key/device, plus £15.00 inc VAT administration fee

OUT OF HOURS SERVICE No charge

UNPAID RENT/RETURNED PAYMENTS Interest at 3% above the Bank of England Base Rate from 14th day following due date

INTEREST ON UNPAID/LATE/RETURNED PAYMENTS will be charged up to and including the first 14 days if not paid by the 14th day

VARIATION, ASSIGNMENT OR NOVATION OF TENANCY AGREEMENT DURING THE TENANCY £50.00 inc VAT

FUTURE LANDLORD REFERENCE FEE No charge

EARLY TERMINATION OF TENANCY during fixed term contract

FULL MANAGED

Rent up to £999 £300.00 inc VAT

Rent £1,000 to £1,999 £540.00 inc VAT

Rent £2,000 to £2,999 £900.00 inc VAT

Rent £3,000 to £7,000 £900.00 inc VAT

Plus cost of - Adverts in Ackrill Series of Newspapers (per insert) Managed and Let Only £72.00 inc VAT

To Let Board – Managed and Let Only £25.00 inc VAT

LET ONLY

£660.00 inc VAT

£900.00 inc VAT

£1,440.00 inc VAT

£2,400.00 inc VAT

WITHDRAWAL OF NOTICE If a tenant serves notice to vacate the property early, or at the end of the tenancy, and then rescinds the notice, there will be a charge of £72.00 inc VAT marketing costs, To Let board (if any) £25 inc VAT and newspaper advertising (if any) £72 inc VAT per insert.

COMPANY LETTINGS AND NON HOUSING ACT TENANCES £300.00 inc VAT per tenancy

INVENTORY CHECK OUT No Charge

*** PART SECURITY HOLDING DEPOSIT** The part security holding deposit will be added to the security deposit payable on completion of the Tenancy Agreement. Should the tenant withdraw their application after credit references have been commissioned, or, should the tenant fail Immigration Act (2014) checks, the part security holding deposit shall be forfeited. Should the landlord withdraw the property from the market after a part security holding deposit is paid, this will be refunded to the applicant in full within seven days.

FSS are members of the Association of Residential Letting Agents, National Association of Estate Agents & the Tenancy Deposit Scheme.

We belong to the Property Ombudsman Scheme and are members of the ARLA Propertymark Client Money Protection Scheme

offering up to £50,000 of financial insurance cover per client.

FSS earn a nominal commission from insurance products – further details available on request



FEATHER SMAILES SCALES

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